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Property Report by PropertyShark.com

Property Report for:

1014 W Reno Ave, Oklahoma City, OK 73106

## A. Overview

### A1. Your Notes

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No notes found.

### A2. Photos

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[Upload photos for this property](#)

[Google StreetView](#) [Microsoft Bird's Eye View](#)

### A3. Overview

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## Location

Property address	<b>1014 W Reno Ave</b>
	<b>Oklahoma City, OK 731063224</b>
Parcel ID	<b>R018323600</b>
Map number	<b>1616</b>
Lot	<b>000</b>
Block	<b>001</b>

## Legal Description

W/2 OF LOT 7 & ALL OF LOTS 8 THRU 10 PLUS LOTS 7& 8 OF BLK 1 OF MCCLEANS ADDITION

## Neighborhood

Neighborhood	<b>Oklahoma City Arts District</b>
Subdivision	<b>Kelsch Addition</b>
Tax area	<b>200</b>
Section	<b>4</b>
Township	<b>11N</b>
Range	<b>3W</b>
Quarter	<b>NW</b>

## Last Sale

Sale date	<b>12/15/2010</b>
Sale price	<b>\$750,000</b>

## Owner

Full name	<b>Allergy Laboratories Inc</b>
Address	<b>1005 Sw 2 St</b>
City state zip	<b>Oklahoma City, OK 73109</b>

## Market Value and Taxes

Tax year	<b>2014</b>
Land value	<b>\$98,150</b>
Building value	<b>\$485,000</b>
Total market value	<b>\$583,150</b>
Property tax	<b>\$7,302.38</b>

## Land

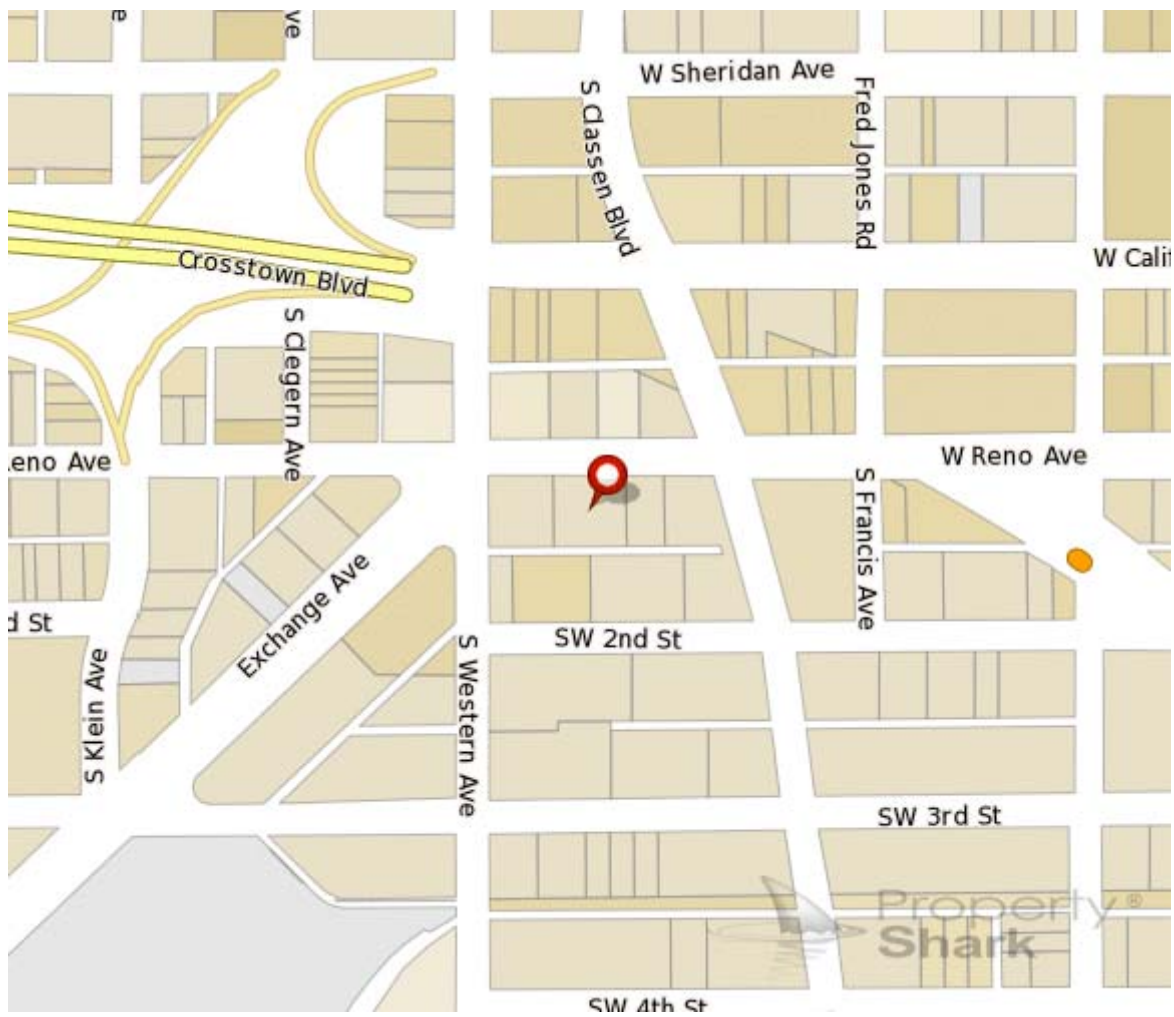
Property class	<b>Indust Lght Manufacturing (334)</b>
Acreage	<b>.45</b>
Buildings on lot	<b>3</b>
Platted land	<b>Yes</b>

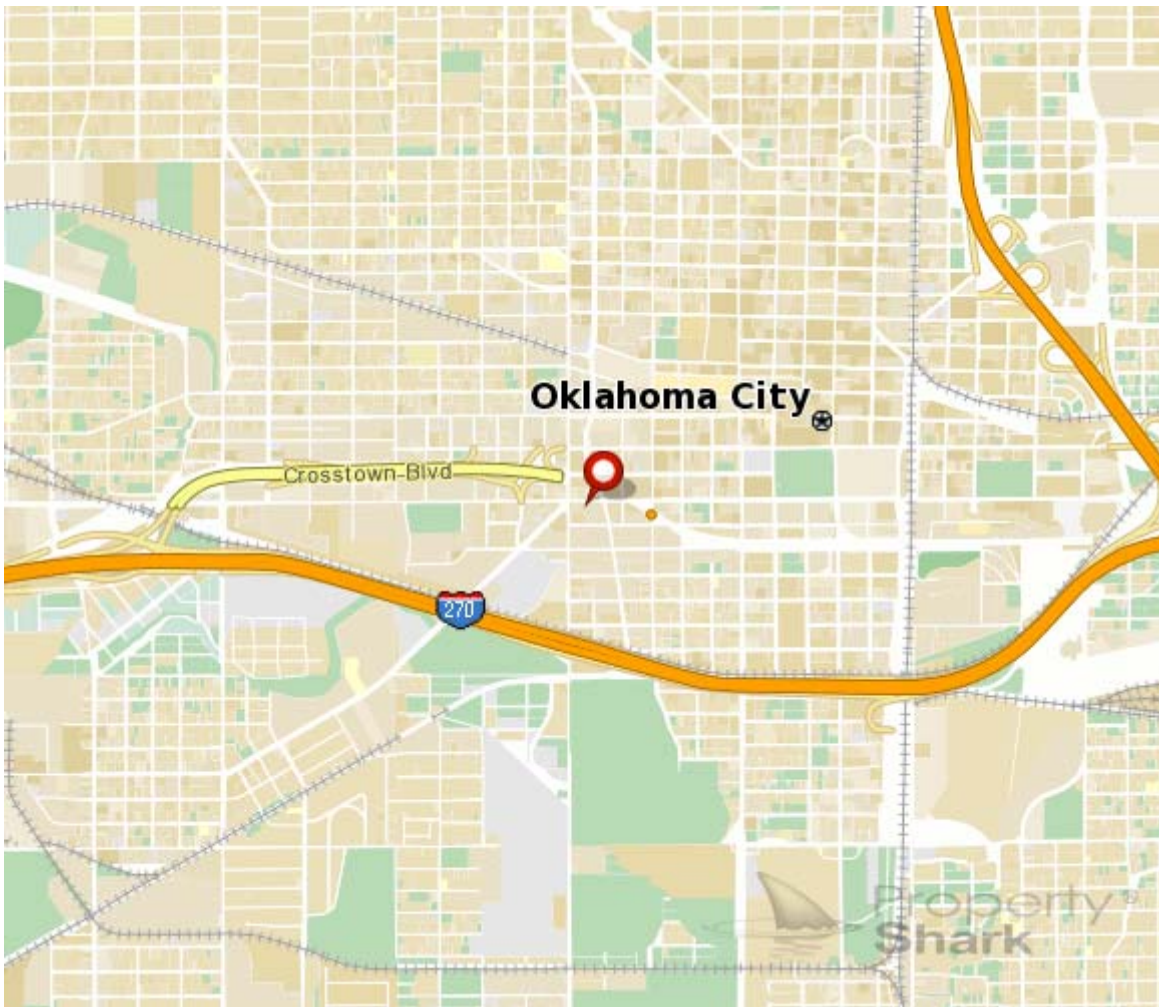
## Building

Year built	<b>1948</b>
Square footage	<b>7,000</b>
Stories	<b>1</b>
Units	<b>1</b>

*For information on other buildings, please check the **Development & Use** section.*

## A4. Maps





[Link to Yahoo Maps](#)  
[Link to MapQuest Maps](#)  
[Link to Live Search Maps](#)

## A5. For Sale

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PropertyShark currently does not allow manual entry of Commercial For Sale listings in this area.

## B. Owners & Residents

### B1. Ownership

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Current Owner



Allergy Laboratories Inc  
1005 Sw 2 St  
Oklahoma City, OK 73109  
6/27/2013  
[RESEARCH THIS ENTITY](#)

PropertyShark pulls ownership information from many different sources. This allows you to compare them and gives you the best chance of finding the actual owner.

Assessment Roll



Allergy Laboratories Inc  
1005 Sw 2 St  
Oklahoma City, OK 73109  
7/31/2014  
[RESEARCH THIS ENTITY](#)

See more about [1014 W Reno Ave's](#) ownership.

From Sales



Westernreno LLC  
12/15/2010  
[RESEARCH THIS ENTITY](#)

C. Sales & Value

C1. Sales History

Sale date	Sale price	Grantor	Grantee
12/15/2010	\$750,000	<a href="#">Armstrong James Michael</a>	<a href="#">Westernreno LLC</a>

C2. Valuation Model

Our database has 0 properties that meet the following criteria:

- Sold within the last 18 months
- In the 73106 zip code
- Property class Indust Lght Manufacturing
- Sale price over \$25,000

C3. Neighborhood Price History

We analyzed all sales of property class Indust Lght Manufacturing in the 73106 zip code since 1980. For each year we found the median sale price (half of sales were higher, half were lower) and the median size of the properties sold (half were bigger, half were smaller). We also computed the median price per square foot for this property class and the value of a median (14,802 sqft) property if it were to sell for the median price per square foot.

Year	# of Sales	Median Price	Median Sq. Ft.	Median \$ per Sq. Ft.	Value at Median \$ per Sq. Ft.
2014	4	\$290 000	9 600	\$36	\$546 535

2017	4	\$280,000	9,000	\$30	\$370,000
2013	6	\$190,000	8,820	\$24	\$364,980
2012	3	\$205,000	5,750	\$34	\$505,735
2011	2	\$333,500	12,056	\$29	\$437,624
2010	7	\$127,000	6,560	\$22	\$325,901
2009	5	\$207,750	5,292	\$35	\$518,070
2008	12	\$177,500	6,700	\$31	\$461,513
2007	7	\$127,000	7,000	\$18	\$268,550
2006	4	\$170,000	6,000	\$24	\$362,497
2005	3	\$195,000	12,000	\$15	\$227,707

## D. Development & Use

### D1. Land

Land		Land Attributes	
Property class	Indust Lght Manufacturing (334)	Street	Arterial Major Curb Cut (1)
Acreage	.45		
Buildings on lot	3		
Platted land	Yes		

### D2. Building

Building ID	Occupancy	Building description	Year built	Square footage	Stories	Storyht
1	Service Garage	Indust Lght Manufacturing	1967	3,050	1	16
2	Indust Lght Manufacturing	Indust Lght Manufacturing	1948	7,000	1	16
3	Indust Lght Manufacturing	Mixed Retail w Res Units	1970	4,752	2	16

## E. Property Tax

### E1. Property Tax

Section X of the [Oklahoma's State Constitution](#) represents the main legal document regarding taxation in the State of Oklahoma. Property taxes are determined at local levels, being used for schools, fire and police protection, and other public services and benefits.

#### Market Value

Oklahoma County Assessor determines the *market value* for all taxable real property in the county. Market value has been defined by The Supreme

Court as the sale price of real estate as agreed upon between a willing buyer and willing seller, with neither being under duress to buy or sell.

Land value	\$98,150
Improvement value	+ \$485,000
Market value	= \$583,150

## Taxable Value

*Taxable value* results from the application of State Question 676, passed in 1996. This act amends Article 10 of the Oklahoma Constitution and adds [section 8B](#). In short, it limits the fair cash value of real property, for property tax purposes. The fair cash value would not increase by more than 5% in any taxable year.

Taxable value (capped)	= \$583,150
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## Gross Assessed Value

Oklahoma County Assessor is also responsible for establishing the assessed value of properties. *Assessed value* is calculated by multiplying taxable market value with assessment ratio, which, currently is: 11% - for real properties, and 13.75% - for farms. The assessment process takes place every year.

Gross assessed value	= \$64,146
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## Exemptions And Net Assessed Value

*Net assessed value* represents the gross assessed value less any tax exemptions that apply. Several [exemptions](#) are available in Oklahoma County, which may lower the property's tax bill.

We have no information about whether any exemptions currently apply to this property. Therefore, the net assessed value will be equal to the gross assessed value.

## Property Tax

*Property tax* is calculated by multiplying the property's net assessed value by the total [millage rates](#) applicable to it and is an estimate of what an owner **not** benefiting from any exemptions would pay. The rates are expressed as *millages* (i.e the actual rates multiplied by 1000). Actual taxes might differ from the figures displayed here due to various abatement and financial assistance programs.

Tax description	Assessed value	Millage rate	Tax amount
Oklahoma County	\$64,146	* 11.6500‰	= \$747.30
County Wide School Levy	\$64,146	* 4.1400‰	= \$265.56
County Health Department	\$64,146	* 2.5900‰	= \$166.14
Metropolitan Library Commission	\$64,146	* 5.2000‰	= \$333.56
Metro Tech Center #22	\$64,146	* 15.4500‰	= \$991.06
Oklahoma City	\$64,146	* 15.4500‰	= \$991.06
Oklahoma City #89	\$64,146	* 59.3600‰	= \$3,807.71
<b>Property tax</b>	<b>\$64,146</b>	<b>* 113.8400‰</b>	<b>= \$7,302.38</b>

For more information please visit the web pages of Oklahoma County's [Assessor](#), [Treasurer](#) or look up property's current [tax situation](#).

## E2. Assessment History

Year	Property class	Market value	Assessment value	Total tax rate	Property tax
2013	Indust Lght Manufacturing	\$583,150	\$64,146	115.7‰	\$7,421.69
2012	Indust Lght Manufacturing	\$583,150	\$64,146	114.71‰	\$7,358.19

# F. Neighborhood

## F1. Neighbors

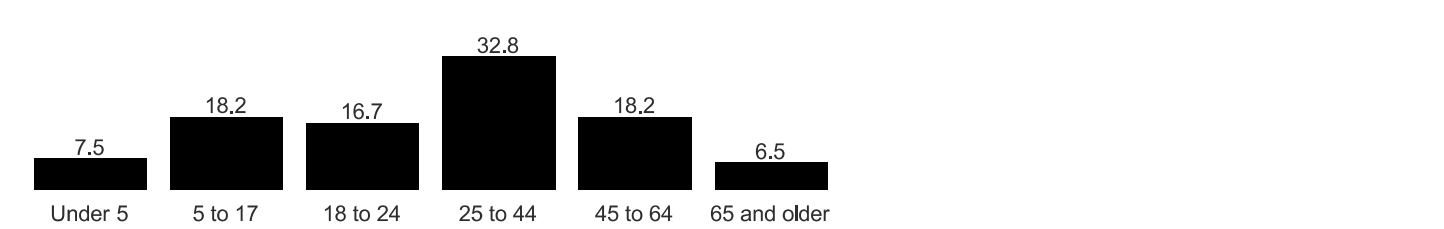
Address	Square footage	Sale date	Sale price
1004 W Reno Ave	1	8/4/2009	\$165,000
1032 W Reno Ave	1	12/15/2010	\$150,000
1100 W Reno Ave	2,080		\$0
900 W Reno Ave	6,953		\$0
1140 W Reno Ave	16,495		\$0
1208 W Reno Ave	3,200		\$0
1220 W Reno Ave	3,400		\$0
1300 W Reno Ave	0	7/30/2009	\$3,000,000
726 W Reno Ave	324		\$0
720 W Reno Ave	10,790		\$0
1310 W Reno Ave	18,000		\$0
708 W Reno Ave	5,900		\$0
704 W Reno Ave	5,000	3/6/2012	\$200,000
626 W Reno Ave	4,420		\$0
1430 W Reno Ave	1		\$0

## F2. Demographics By Zip Code

### Profile of Zip Code

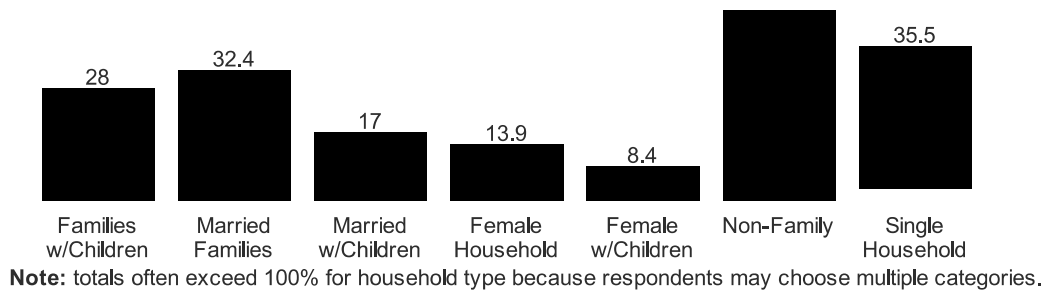
Pop 2000	13485
Female pop	6477 (48.0%)
Male pop	7008 (52.0%)
Households	6359 (78.6% occupied)
Home owners	1941 (30.5%)
Renters	3056 (48.1%)
Misc density pop	999.99
Misc density area	3.05
House average household	2.5

### Age Distribution



### Household Type





## Disclaimer

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